

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: General Plan Amendment No. 2026-01, Change of Zone No. 2026-01 and Blankenship Phase 3 Tentative Subdivision Map No. 5610

Lead Agency: City of Visalia

Contact Person: Colleen A. Moreno

Mailing Address: 315 E. Acequia Ave

Phone: 559-713-4031

City: Visalia

Zip: 93291

County: Tulare

Project Location: County: Tulare

City/Nearest Community: Visalia

Cross Streets: s. Santa Fe and E. Caldwell Ave

Zip Code: 93292

Longitude/Latitude (degrees, minutes and seconds): 36 ° 17 ' 46.2912 " N / 119 ° 17 ' 7.0119 " W Total Acres: 23.53

Assessor's Parcel No.: 123-400-009

Section: 8

Twp.: 19S

Range: 25E

Base: M.D.B.&M

Within 2 Miles: State Hwy #: 63

Waterways: Cameron Creek

Airports: None

Railways: Tulare Valley Railroad Co.

Schools: None

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☒ Mit Neg Dec Other: ☐ FONSI ☐

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: ☐

Development Type:

☒ Residential: Units 36 Acres 7.04
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type ☐
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral ☐
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW ☐
☐ Educational: ☐ Waste Treatment: Type MGD ☐
☐ Recreational: ☐ Hazardous Waste: Type ☐
☐ Water Facilities: Type MGD ☐ Other: ☐

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: ☐

Present Land Use/Zoning/General Plan Designation:

Commercial & Residential

Project Description: (please use a separate page if necessary)

General Plan Amendment No. 2026-01 and Change of Zone No. 2026-01 is a request by San Joaquin Valley Homes to change the underlying land use designation of a 7.04-acre portion of an approximately 23.53 acre parcel from the existing Mixed Use Commercial (C-MU) zone and designation to Residential Low Density designation, zoned Single Family Residential (R-1). This land use designation and zoning would match the existing land use designation and zoning of the remainder of the 23.53-acre parcel. The project is supported by the accompanying request for Blankenship Phase 3 Tentative Subdivision Map No. 5610. Blankenship Phase 3 Tentative Subdivision Map No. 5610 is a request by San Joaquin Valley Homes to subdivide a 7.04-acre portion of a 23.53-acre parcel into 36 lots for single-family residential use. This will be a continuation of the existing single-family subdivision which surrounds the proposed site. The residential subdivision will meet the city's development standards for the zone. Additionally, the project will also include the construction of streets, extension of sewer lines and laterals, future connection to the storm drainage system and extension of utilities and services (electricity, gas, water). Frontage improvements along East Caldwell Avenue including curb, gutter and parkway landscape will also be installed per city standards. Development improvements will also be included along South Santa Fe Street. The proposed site area of 7.04 acres is part of a larger 23.53-acre parcel that was included in a previous approved Annexation No. 2024-05 and Blankenship Tentative Subdivision Map No. 5602. An Initial Study was completed for that project however, at the time, the 7.04-acre commercially zoned area was not included for development and was left as a remainder for the project. Now the applicant is seeking to rezone the commercially zoned area to residential to allow for the continued development of single-family homes expanding the surrounding subdivision to include this area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/15/2026 Ending Date 11/04/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Visalia</u>	Applicant: <u>Steven Macias - Sequoia Consulting</u>
Address: <u>315 E. Acequia Ave</u>	Address: <u>131 E. Kern Ave</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Tulare, CA 93274</u>
Contact: <u>Colleen A. Moreno, Associate Planner</u>	Phone: <u>559-786-0936</u>
Phone: <u>559-713-4031</u>	

Signature of Lead Agency Representative: Colleen Moreno  Date: 10/13/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.